

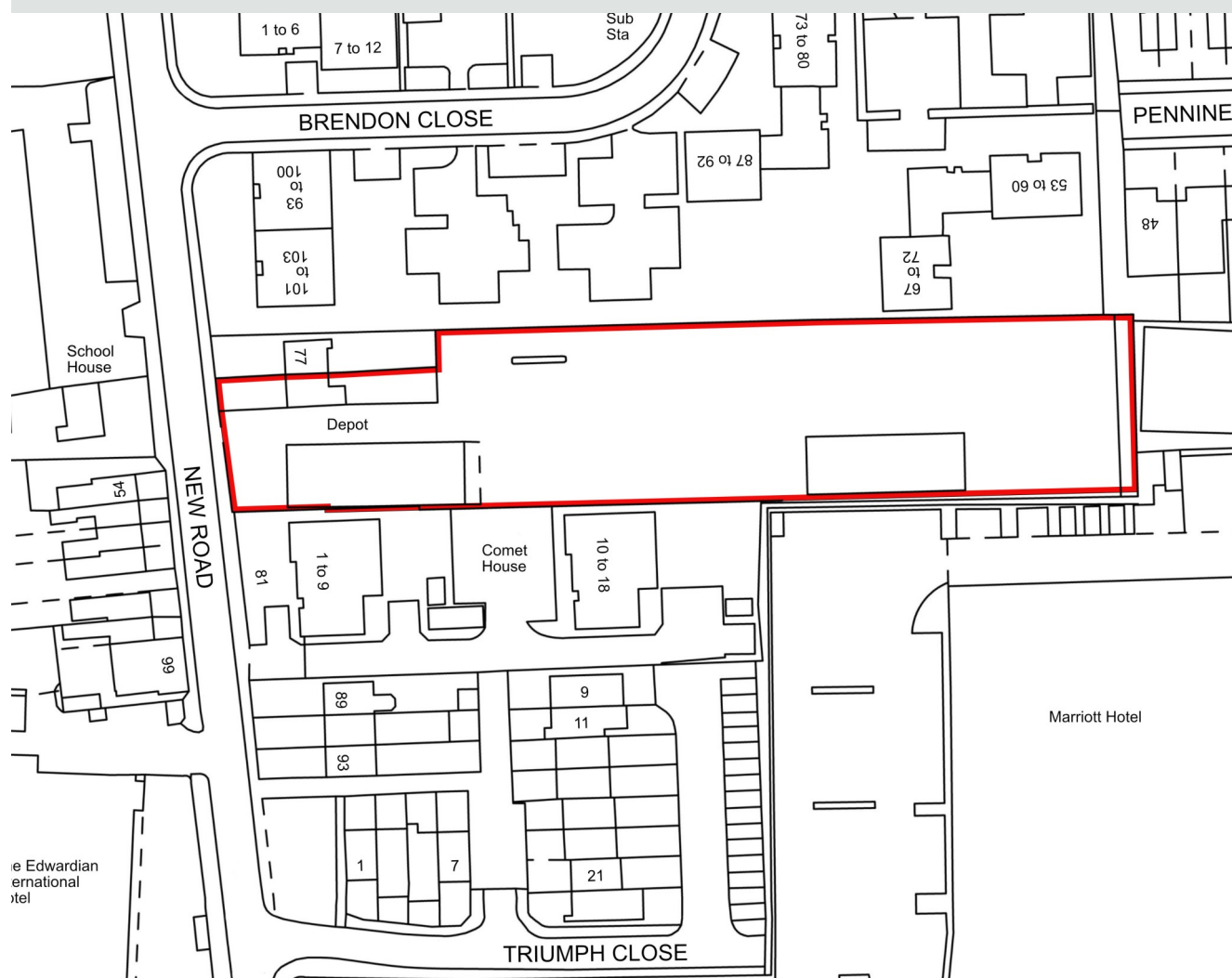
# TO LET

## Secure Yard with Office and Valeting Bay

rapleys.com  
0370 777 6292

79 New Road, Harlington,  
Hayes UB3 5BQ

CONTACT **Mark Frostick**  
07785 522958 | mark.frostick@rapleys.com  
**Callum Dickinson**  
07881 910312 | callum.dickinson@rapleys.com



Large Secure Yard close to Heathrow Airport

Highly accessible location

Suitable for a variety of uses, subject to the necessary consents

3.3 miles from J15 of the M25

446.07 sq m on 0.35 hectare (4,796 sq ft on 0.86 acre)

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### Location

The property is located on New Road, to the north of Heathrow Airport, in the Hayes area of West London and is 3.3 miles from J15 of the M25. The site is located to the rear of the Heathrow **Marriot** and **Sheraton** Hotels and **UNITE**. To the north of the site is residential.

New Road is accessed off the A4 and is approximately 1.5 miles from J4 of the M4.

### Description

The premises consist of a large secure yard with an office building to the front and a valeting bay to the rear.

The office building provides customer reception, offices, a meeting room and ancillary facilities in a portal frame building, with a pitched roof which is finished to a good quality.

The valeting building is also of portal frame construction and includes a roll over car wash.

Externally, there are three customer parking spaces to the front with access to the rear yard through secure palisade gates. The rear compound is laid to tarmac and also includes underground fuel tanks previously used for unleaded fuel but currently filled with water.

The adjoining house is also included and is currently occupied by a tenant.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Office building	248.52	2,670
Valeting building	197.55	2,126
<b>Total</b>	<b>446.07</b>	<b>4,796</b>
	Hectare	Acre
<b>Total Site Area</b>	<b>0.35</b>	<b>0.86</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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### Tenure

The property is currently held on a lease expiring 25 March 2025. The house is sub-let on an AST at £1,100 pcm.

### Terms

The property is available by way of an assignment. Copies of the leases are available on request.

### Rating

We are advised that the Rateable Value for the property is £108,000 and the UBR for 2021/22 is 51.2p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

### Energy Performance

Energy Performance Asset Rating: TBC.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment with the sole agent.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at 33 Jermyn Street, London SW1Y 6DN. Regulated by RICS.

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